

March 3, 2004 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

04AN0208

Max Pearson

Midlothian Magisterial District
911 Grove Road

REQUEST: A twenty (20) foot Variance to the twenty (20) foot rear yard setback requirement in a General Business (C-5) District.

RECOMMENDATION

Recommend approval of this Variance for the following reasons:

- A. This request is compatible with the Powhite/Route 288 Development Area Plan.
- B. This Variance will not impair the character of this area.

CONDITION

This Variance shall be for the proposed addition only as depicted on the plat attached to the staff report.

GENERAL INFORMATION

Location:

This property is known as 911 Grove Road. Tax ID 739-708-7814 (Sheet 6).

Existing Zoning:

General Business (C-5)

Size:

.9 acre

Existing Land Use:

Commercial

Adjacent Zoning and Land Use:

North - C-5; Commercial
South - C-3; Forest View Rescue #3
East - C-3; Commercial
West - C-5; Commercial

Utilities:

Public water and sewer

General Plan:

(Powhite/Route 288 Development Area Plan) General Commercial use

DISCUSSION

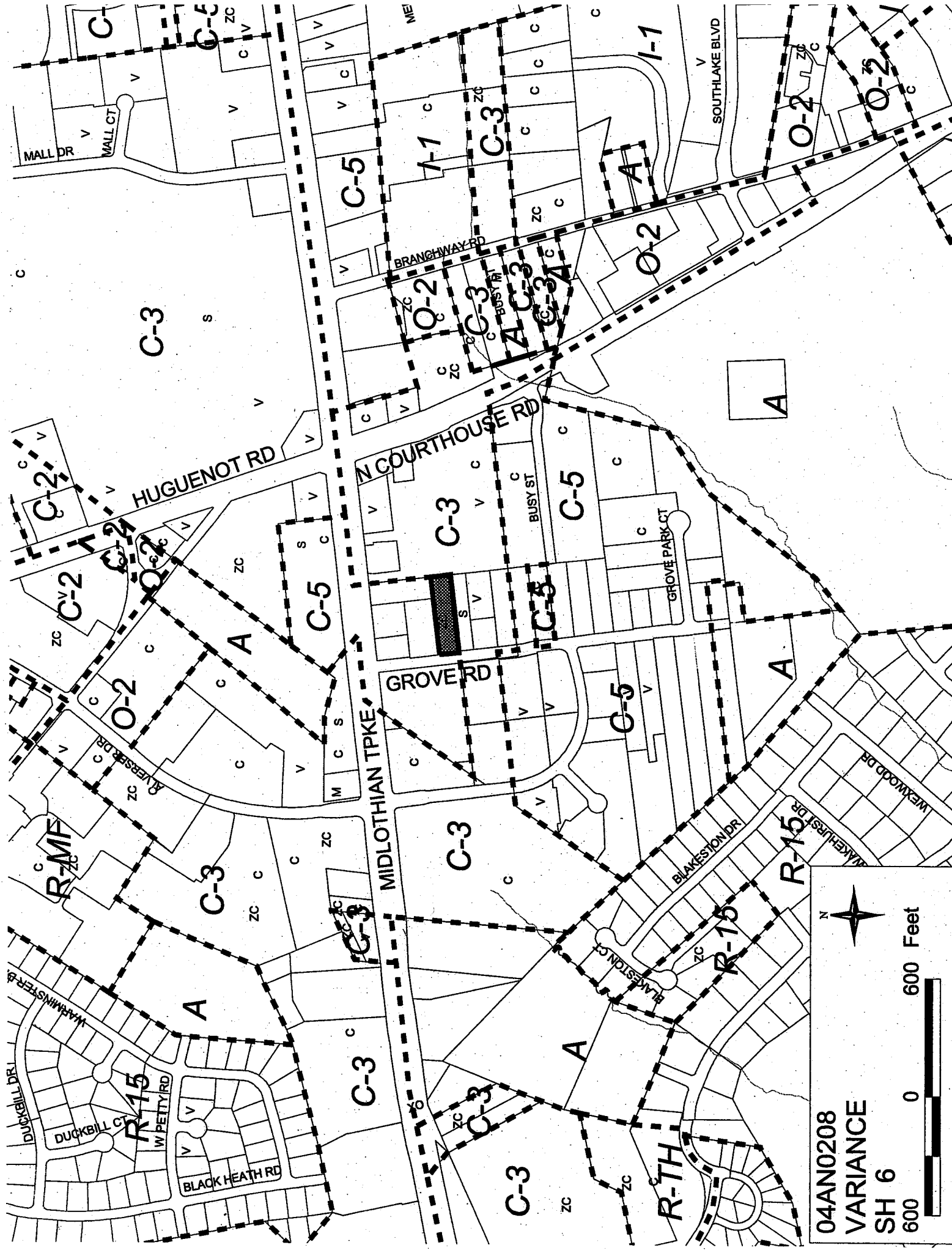
The applicant is proposing to construct an addition to the east side of the existing building. The proposed addition will be located on the rear property line. The Zoning Ordinance requires a twenty (20) foot setback. Therefore, the applicant requests a twenty (20) foot Variance (see attached site plan).

The applicant provides the following information in support of this request:

The existing use is for an automotive new car prep shop. The proposed usage is to add five (5) additional service bays and provide indoor storage area.

Staff believes that allowing the applicant to construct the addition on the rear property line will not impair the value of the property in the immediate or surrounding area. Staff notes the adjacent property to the rear consists of the back of several businesses and loading docks. Any adverse impact this addition may create is minimized due to the development and the orientation of the building immediately to the rear of this property.

If a Variance is approved, staff feels that it should be applicable to the proposed addition, as depicted on the plat attached to the staff report. Other additions could be constructed to the reduced setback along the property line if a Condition is not approved with the request. Therefore, staff requests that this Variance, if approved, be restricted by the Condition noted herein.



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VARIANCE
SH 6
600 0 600 Feet



